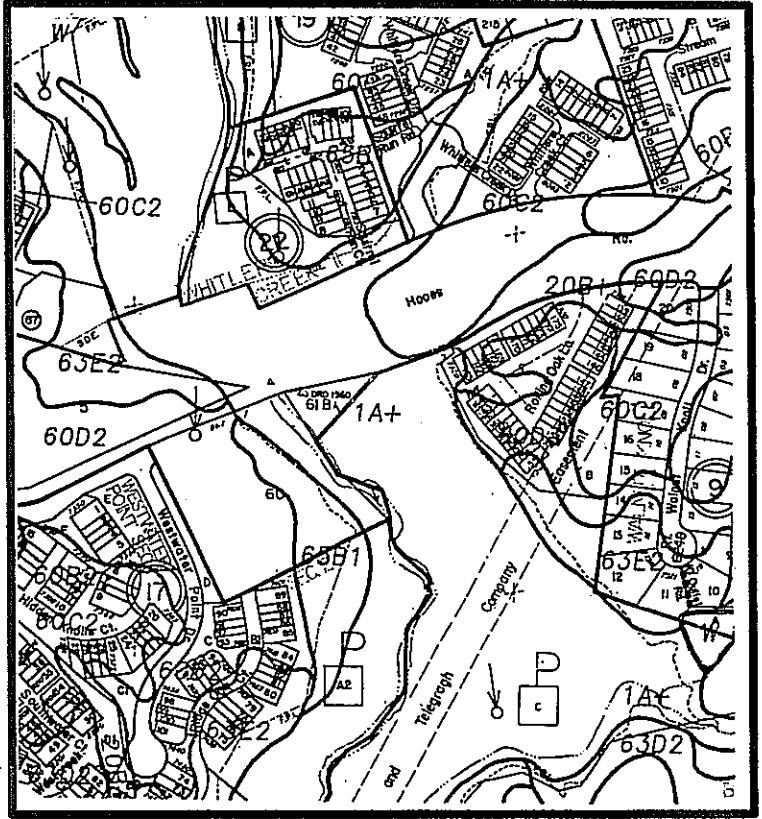


VICINITY MAP
SCALE: 1" = 500'



FAIRFAX COUNTY SOILS MAP
SCALE: 1" = 500'

Application No. FLPDR2000-SF-026
Staff Beggs
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10/20/00
Date of (BOS) (PC) approval 12/11/00
Sheet 1 of 2

- NOTES:
- 1) THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 89-4 ((1)) PARCEL 80 AND IS LOCATED IN THE SPRINGFIELD DISTRICT.
 - 2) THE CURRENT OWNERSHIP IS LISTED IN THE LAND RECORDS OF FAIRFAX COUNTY AS GARDNER, ROBERT L. (JR.) & MARGARET M. AS RECORDED IN DB 6452, PG 0282.
 - 3) THE CONTRACT PURCHASER AND APPLICANT IS IVY DEVELOPMENT, L.C. LOCATED AT 2700 LENA COURT, VIENNA, VA 22124
 - 4) THE BOUNDARY SHOWN HEREON IS A DEED PLOT BASED UPON INFORMATION OF RECORD.
 - 5) TOPOGRAPHIC INFORMATION IS BASED UPON EXISTING FAIRFAX COUNTY AERIAL PHOTOGRAPHY AT A FIVE FOOT CONTOUR INTERVAL.
 - 6) A COMPLETE TITLE REPORT HAS NOT BEEN FURNISHED FOR THE PURPOSE OF THIS PLAN.
 - 7) ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN PREPARATION / SUBMISSION.
 - 8) PLANNING AND DEVELOPMENT SERVICES, INC. (PDSI) IS NOT AWARE OF ANY UTILITY EASEMENTS, WHICH EXIST ON THE SUBJECT PROPERTY AND HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE.
 - 9) ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. UTILITIES SHALL BE DESIGNED WITH THE FINAL PLANS. IT IS ANTICIPATED THAT MINOR ADJUSTMENTS TO THE PLAN MAY BE REQUIRED TO ACCOMMODATE SAID UTILITIES. ANY CONFLICTS WITH LANDSCAPING SHOWN ON HEREON WILL BE RESOLVED BY RELOCATING THE LANDSCAPING TO A NEARBY LOCATION.
 - 10) THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. NOTE THAT ONE OPTION FOR CONNECTION TO SANITARY SEWER INVOLVES CONSTRUCTION WITHIN RIDGE OAK COURT. THE SECOND OPTION FOR SANITARY SEWER EXISTS OFFSITE WITHIN THE FLOODPLAIN AND WOULD REQUIRE AN EASEMENT FROM THE FAIRFAX COUNTY PARK AUTHORITY.
 - 11) THIS PLAN IS IN GENERAL CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
 - 12) A RESOURCE PROTECTION AREA (RPA), ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND A 100 YEAR FLOODPLAIN, AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE AND COMPREHENSIVE PLAN EXISTS ON THE SUBJECT PROPERTY AS APPROXIMATELY DEPICTED HEREON.
 - 13) IN ACCORDANCE WITH THE COUNTY WIDE TRAILS PLAN, A STREAM VALLEY TRAIL IS REQUIRED ALONG POHICK CREEK AND SHALL BE PROVIDED AS DEPICTED HEREON.
 - 14) PDSI IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
 - 15) A GEOTECHNICAL REPORT WILL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.
 - 16) NO HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DEPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
 - 17) DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER / DEVELOPER AND THE ABILITY TO OBTAIN PUBLIC STREET ACCESS.

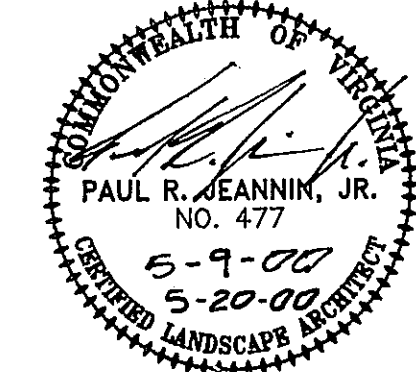
SEE SHEET TWO FOR ADDITIONAL NOTES AND TABULATIONS.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 24 2000

REVISION BLOCK

NUMBER	DATE	DESCRIPTION
1	10/02/00	IMPROVE TREE SAVES, REMOVE PLAY AREA, REVISE POND ACCESS, REVISE LOTS 9, 10 & 11.
2	10/20/00	CREATE PARCEL C, ADJUST NOTE 23 AND TABULATIONS. HOODES ROAD SW REVISED TO 5 FEET WIDE.

SEE SHEET TWO FOR
ADDITIONAL INFORMATION
REGARDING EXISTING FEATURES



CONCEPTUAL / FINAL
DEVELOPMENT PLAN

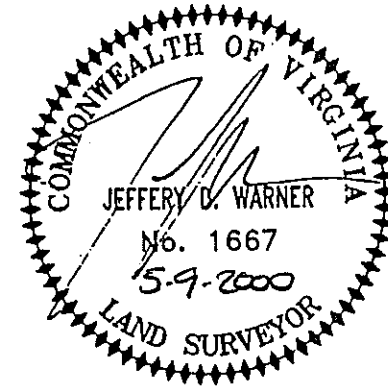
THE GARDNER PROPERTY

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' DATE: MAY 8, 2000
PDSI PROJECT # 122 SHEET: 1 OF 2

• 10012 Island Fog Court • Bristow, Virginia 20136 •
• Office: 703.393.9521 • FAX: 703.393.9951 •

ALL SURVEYING INFORMATION ON THIS SHEET HAS BEEN PROVIDED BY:



JEFF WARNER LAND SURVEYING, INC.
8647 MATHIS AVENUE MANASSAS, VA 20110
(703) 369-5249

RECORD MERIDIAN (SEE NOTE 3)

HOOES ROAD ROUTE 639
VARIABLE WIDTH RIGHT-OF-WAY

3.8166 ACRES
(166,251 SQUARE FEET)

NOTE: THE EXISTING DWELLING WAS
CONSTRUCTED IN 1955 AND SHALL BE
REMOVED. THE TWO STORAGE BUILDINGS,
POOL HOUSE, EXISTING FENCES AND POOL
SHALL BE REMOVED AS WELL.

N/F PARISH PROPERTIES INC.
TM 89-4 ((11)) 61B
ZONED: PDH-3

PARCEL C
BETHELEN WOODS
FAIRFAX COUNTY PARK AUTHORITY
TM 89-4 ((10)) C
ZONED: PDH-3

18) A SIDEWALK IS PROVIDED AS SHOWN ON THE CDP / FDP.

THE APPLICANT HEREBY REQUESTS THAT THE BOARD OF SUPERVISORS (BOS) MODIFY THE SIDEWALK REQUIREMENT TO THAT WHICH IS SHOWN ON THE PLAN. THE APPLICANT HAS EXTENDED SIDEWALK ALONG HOOES ROAD TO A POINT WHERE IT CONNECTS WITH A PROPOSED STREAM VALLEY TRAIL AND THUS PROVIDES A CONTINUOUS PEDESTRIAN NETWORK.

SIDEWALKS HAVE BEEN PROVIDED ALONG BOTH SIDES OF THE INTERNALS STREETS AS SHOWN HEREON.

19) AN ONSITE EXTENDED DRY STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FACILITY HAD BEEN DEPICTED WITHIN PARCEL A OF THE SUBJECT PROPERTY. THE APPLICANT INTENDS TO PURSUE WAIVERS AND / OR MODIFICATIONS OF THE SWM/BMP REQUIREMENTS CONCURRENTLY WITH THE PROCESSING OF THIS REZONING OR AT THE TIME OF FINAL SUBDIVISION PLAN REVIEW. SHOULD THE POND REQUIREMENTS BE WAIVED, THE AREA WHERE THE POND WOULD HAVE BEEN LOCATED SHALL REMAIN IN OPEN SPACE. THE TREES SHOWN TO SCREEN THE POND WILL BE ADJUSTED ALONG THE TREE SAVE LINE IF THE POND IS WAIVED.

THE APPLICANT ANTICIPATES THAT MOST OR ALL OF THE BMP REQUIREMENTS WILL BE MET THROUGH THE PRESERVATION OF "QUALIFYING" OPEN SPACE.

20) THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES.

21) ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING OF THE SUBDIVISION PLAN AS PERMITTED BY THE ZONING ORDINANCE. ANY UTILITIES SHOWN HEREON ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL UTILITY LAYOUT WILL BE DETERMINED WITH THE FINAL SUBDIVISION PLAN AND MAY RESULT IN A REVISED CLEARING LIMITS TO ACCOMMODATE SAID UTILITY LAYOUT.

22) OPEN SPACE PARCEL A SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE BOARD OF SUPERVISORS.

23) OPEN SPACE PARCELS B, C AND E SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

24) PARCEL D SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THIS PARCEL SHALL BE ENCUMBERED BY AN INGRESS-EGRESS EASEMENT FOR THE PRIVATE STREET CONTAINED WITHIN.

25) TWO PATHS HAVE BEEN SHOWN TO CONNECT THE PROPOSED DEVELOPMENT TO THE WESTWATER POINT DEVELOPMENT. THE APPLICANT SHALL PROVIDE THESE CONNECTIONS IF EASEMENTS AND PERMISSION ARE GRANTED BY THE WESTWATER POINT HOA TO PERMIT THE CONNECTIONS TO BE MADE.

26) THE APPLICANT WILL CONNECT TO THE EXISTING 6" ASPHALT TRAIL PROVIDED PERMISSION TO CONSTRUCT THE TRAIL OFF-SITE IS GRANTED BY THE F.C.P.A. THE PROPOSED TRAIL SHALL BE DESIGNED TO MEANDER AROUND EXISTING TREES WHERE POSSIBLE IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING TREES.

27) THE APPLICANT HEREBY RESERVES A UTILITY EASEMENT PARALLEL TO THE NORTHERN PROPERTY LINE (ABUTTING HOOES ROAD) IN ORDER TO ACCOMMODATE EXISTING UTILITY WIRES AND POLES.

TABULATIONS:

SITE AREA	= 166,251 S.F. (3.8166 AC)
EXISTING ZONING	= R-1
PROPOSED ZONING	= PDH-3
AVERAGE LOT AREA	= NONE
REQUIRED	= GREATER THAN 5000 SF
PROVIDED	= NONE
MINIMUM LOT AREA	= NONE
REQUIRED	= 3750 SF
PROVIDED	= NONE
MINIMUM LOT WIDTH	= NONE
INTERIOR	= NONE
CORNER	= NONE
MAXIMUM BUILDING HEIGHT	= 35 FEET
PROPOSED MIN. YARD REQUIREMENTS	= 10 FEET
FRONT YARD	= 5 FEET
SIDE YARD	= 10 FEET
REAR YARD	= 10 FEET
OPEN SPACE	= 20.0 % (33,251 SF)
REQUIRED	= 51.8 % (86,200 SF)
PROVIDED	= 20.0 % (33,251 SF)
PARCEL A (56,050 SF APPROX.)	
PARCEL B (8,900 SF APPROX.)	
PARCEL C (1,900 SF APPROX.)	
PARCEL E (19,350 SF APPROX.)	
PARKING	
REQUIRED (2 SP/UNIT)	= 22 SPACES
PROVIDED (2 SP/UNIT)	= 28 SPACES
DENSITY	
PERMITTED	= 3.000 DU/AC
PROVIDED	= 2.883 DU/AC (11 UNITS)

Application No. R2/FDP 2000-SF-029 Staff Heath
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 10/20/00
Date of (BOS) (PC) approval 12/11/00
Sheet 2 of 2
FDP conditions dated 10/25/00

REVISION BLOCK		
NUMBER	DATE	DESCRIPTION
1	10/02/00	REVISE AVERAGE LOT SIZE TABULATION & REMOVE NOTE 28
2	10/20/00	CREATE PARCEL C, ADJUST NOTE 23 AND TABULATIONS. HOOES ROAD SW REVISED TO 5 FEET WIDE.

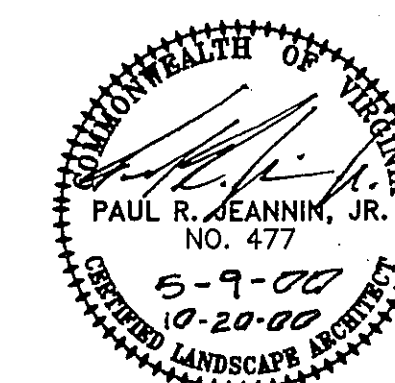
PARCEL D
SECTION ONE
WESTWATER POINT
WESTWATER POINT HOMEOWNERS ASSOC.
TM 89-4 ((17)) D
ZONED: R-5

PARCEL A
SECTION TWO
WESTWATER POINT
FAIRFAX COUNTY PARK AUTHORITY
TM 89-4 ((17)) A2
ZONED: R-5

EXISTING 10' STORM
DRAINAGE EASEMENT
DB. 6418 PG. 946

EXISTING FLOOD PLAIN AND
STORM DRAINAGE EASEMENT
DB. 6827 PG. 720

PARCEL A
SECTION TWO
WESTWATER POINT
FAIRFAX COUNTY PARK AUTHORITY
TM 89-4 ((17)) A2
ZONED: R-5



Planning & Development Services, Inc.
Site Planning • Landscape Architecture • Plan Management
• 10012 Island Fog Court • Bristol, Virginia 20136 •
• Office: 703.393.9521 • FAX: 703.393.9951 •

CONCEPTUAL / FINAL
DEVELOPMENT PLAN

THE GARDNER PROPERTY

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' DATE: MAY 8, 2000
PDSI PROJECT # 122 SHEET: 2 OF 2